

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018082005

Project Title: San Jose Flea Market Planned Development Rezoning Project

Lead Agency: San Jose

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Project Location: San Jose Santa Clara County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

A Planned Development Rezoning of the southern 61.5-acre portion of the Flea Market site from the A(PD) Planned Development Zoning District to a new A(PD) Planned Development Zoning District. The Draft EIR analyzes two development scenarios. Option 1 is the Applicant's proposed development project and Option 2 is the City's preferred development scenario. Option 1 includes up to 3,450 residential units and up to 2.2 million square feet of commercial space. Option 2 includes up to 3,450 residential units and up to 3.4 million square feet of commercial space.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Construction of the project could exceed BAAQMD thresholds for ROG and NOx exhaust. Operation of the project would result in an adverse impact and exceed BAAQMD thresholds for ROG, NOx, and PM10. Mitigation measures for construction equipment, DPM suppression measures and the use of low VOC paint required, and implementation of a TDM Plan. Bio: Dewatering & project construction could result in loss of special-status fish species. Construction could result in the introduction of non-native species, impacts to the avian bird nesting season, and tree removal. Project development would encroach within the 35-ft riparian setback and the project buildings could result in bird strikes. Mitigation measures include use of fish block nets, avoidance measures, design of outfalls to reduce impacts, best management practices for weed control, pre-construction surveys, tree protection zones and plan, riparian setback and riparian setback enhancement and maintenance plan, bird-safe design measures. Cultural: The project would cause a substantial adverse change in the significance of a historical resource and archaeological resources pursuant to CEQA Guidelines Section 15064.5. Mms include documentation of historic resource on-site, on-site trenching to determine if a treatment plan will be required. Hazards: Construction of the project would require removal of UST/ASTs and could encounter contaminated soil, soil imported to the site may result in contamination, and disposal of hazardous materials could result in exposure impacts. MMs include regulatory oversight for the UST/AST removal, Site Management Plan, soil sampling and appropriate well closure. Noise: project would result in generation of a substantial temp noise impacts above ambient noise levels. MMs: Operational noise limits.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Air quality due to increased traffic
- Biology: impacts to creek from construction
- Cultural resources and tribal cultural resources
- Hazardous materials from previous activity (spilled chemicals and contamination from automotive oils)
- Land use: areas that are not part of the rezoning need to be included in the general plan and rezoning discussions
- Noise mitigation
- Transportation: Strengthen Bay Area Rapid Transit (BART) station as a focal point with comprehensive approach to access between the station and the project, impacts to transit travel times on Mabury Road, King Road, Berryessa Road, McKee Road, and surrounding vicinity, and Analyze freeway segments that may be impacted

Provide a list of the responsible or trustee agencies for the project.

Santa Clara Valley Water District